



## Rustic stone house in the heart of Calonge next to the castle, renovated in 2004

Fantastic opportunity for a rustic house in the historic center of Calonge, steps from all services

If you would like to live in a stone house with history, this could be your opportunity.

A rustic stone house, renovated and ready to move into, in the heart of Calonge, next to the castle. This house is built on a 547 m2 plot and has a total area of 180 m2, distributed over two floors.

The first floor is divided into a living-dining room, kitchen, three bedrooms, a bathroom and a terrace. This entire floor was renovated in 2004 and has double aluminum windows and natural gas heating. The living room also has a wood burning fireplace. The kitchen is very spacious and bright with access to the terrace. The bathroom has a bathtub. The house is in good condition to move into.

Price: **345.000 €**

The walls are very thick, of old stone construction, and they keep the interior temperature well, ideal for both summer and winter.

The ground floor has a very wide entrance that crosses the floor to the patio, a room and a storage room with the possibility of converting it into another room. This room could be connected to the other room, since there was a door between the two, currently covered with a partition. There are two patios, one at the entrance and one at the back, very private, ideal as a summer terrace.

The house is located in the historic center of Calonge, with a supermarket, all municipal services and the primary care center just a few minutes' walk away.

Transaction:	Sale	Category:	Villa
Situation:	Baix Empordà	Surface area:	180 m <sup>2</sup>
Rooms:	3	Bathrooms:	1 bathroom
Mains gas:	Yes	Terrace:	Yes
Garden:	Yes	Central heating:	Yes
Plot:	547 m <sup>2</sup>		